

TOWN OF SOMERS PLANNING COMMISSION

Thursday, October 14th, 2013

7:00 p.m.

TOWN HALL

I. CALL TO ORDER

The meeting was called to order by Chairman Greg Genlot at 7:00 p.m.

II. MEMBERS PRESENT

Included in the attendance were members Adam Van Wingerden, William Salka, as well as the Town Engineer, Jeff Bord.

III. AUDIENCE PARTICIPATION

NONE

IV. NEW BUSINESS

- a. *Lot Reconfiguration by Marielle Morgan at #80 Old Hampden Road Map 12, Lot 36*
Town Engineer Jeff Board informed members of the requested lot division on the mylar schematic. The proposed division line has been viewed by appropriate departments. Additionally, town sanitarian, Steve Jacobs, signed the mylar schematic demonstrating the approval from the sanitation department. A brief discussion concerning lot lines ensued.
Motion to approve *lot reconfiguration at #80 Old Hampden Road* made by William Salka; seconded by Adam Van Wingerden.
All in favor, motion carried
- b. *Lot reconfiguration by Sunset Partners at # 120 Watchaug Road, Map 10 Block 21 Lot A-1 and Russell LaFountain at #118 Watchaug Road, Map 10 Block 21 lot A-2*
Jeff Board informed the commission that there is a request to reconfigure the lot in the schematic to align the hanger to be alongside with the houses, versus the irregular shape demonstrated. He stated the resulting division would include 1.4 acres with the house lot, and 6.66 acres with the corresponding lot. Members briefly discussed lot lines.
Motion to approve *lot configuration at #120 Watchaug Road* made by Adam Van Wingerden, seconded by William Salka.
All in favor, motion carried
- c. *Gillette's Crossing Subdivision Acceptance of Bailey Drive and Mason Lane.*
Jeff Bord informed the commission that all town improvements have been made and approved by the town attorney. Chairman Greg Genlot inquired about maintenance

bonds. Jeff Board informed members that the town can longer request a maintenance bond from the state given the state's financial situation.

Motion to approve Gillette's Crossing Subdivision of Bailey Drive and Mason Lane made by William Salka seconded by Adam Van Wingerden.

All in favor, motion carried

This will now be sent to the selectmen to complete the process.

V. STAFF REPORT

Jeff Board shared the result of his research of intersection separation distances of nearby towns with members. He collected data from Ellington, Suffield, Enfield, East Windsor, Granby, Vernon, East Granby, Canton, and New Cannan. All of which were compared to Somers. He stated Somers' separation distance of 800 feet, which is labeled a *collector* road, seemed excessive and overly restrictive in comparison. He showed the 2004 POCD booklet that has a map showing where these collector and arterial roads are located in town. He suggested members consider changing the 800 foot requirement. He also suggested changing the requirement of concrete pipe for proposed projects, as plastic pipe is more durable over time. Chairman Greg Genlot stated plastic pipe was an "industry standard". Jeff Bord also showed members the wording of other town's regulations specific to "street jogs". Chairman Genlot suggested the term "opposite side" should be reconsidered. Additionally, town street signs must be brought up to current safety standards. The 2014 committee meeting dates were shared with members.

A motion was made by William Salka, seconded by Adam Van Wingerden to accept the submitted staff report.

All in favor, motion carried

VI. APPROVAL OF MINUTES

Minutes from September 12th, 2013 and September 26th, 2013 were reviewed.

Motion made by Adam Van Wingerden, seconded by William Salka, to approve the minutes from September 12th, 2013 as written.

All in favor, motion carried

Motion made by William Salka, seconded by Adam Van Wingerden, to approve the minutes from September 26th, 2013 as written.

All in favor, motion approved.

VI. ADJOURNMENT

Motion to adjourn made by Adam Van Wingerden seconded by William Salka at 7:35 p.m.

All in favor, motion carried

Respectfully Submitted,

Stephanie Benson

Recording Secretary